

**Harbour Pointe HOA Board Meeting: August 17, 2021**

Present: Randy Nahvi, Chip Slagle, Pat Picket, and John Menne

Pegasus: Michael Dalton

Maintenance: N/A

Owner Guests: seven in attendance

Minutes of the May HOA Board meeting were approved.

**MAINTENANCE:**

Mark Livingston was not present so no Maintenance report from Mark was given.

Chip noted that the trash dumpster for the single family homes would be given a refresh

RN also noted there are a couple foundation issues being reviewed by third party structural engineers and/or being quoted by foundation repair companies and that these always move to the top of the maintenance list to be approved and repaired.

**GUEST DISCUSSIONS:**

One homeowner asked the BOD to look at trees near #88 to determine if further trimming or other action is warranted.

One homeowner asked the BOD to review a rotting retaining wall on the driveway at #9409 for future repair work.

New homeowner in #23 (building C – middle unit) discussed a water leak that occurred around July 4<sup>th</sup> where it appeared an animal had eaten through water and waste lines between floors of the building. The unit had sat vacant for years and upon a new owner beginning to use it, the water issue occurred and damaged the lower level unit and the repairs were made by the new homeowner. 1) The homeowner asked about suggestions for insurance carriers that extend coverage where there seems to be a gap between where the HOA's coverage stops and the homeowner of a multifamily unit's coverage traditionally starts. The BOD will review the summary that is provided all residents 1X/ year from the HOA's insurance agent that describes what the homeowner needs to have covered 2) The homeowner also asked about the notification process for problems such as a water leak as they said all others in their building were notified immediately, but not them. Pegasus believes they were notified timely. The notification process for something of this nature is to notify Pegasus and then Pegasus notifies the homeowner(s) that are or may be affected.

One homeowner asked about who is responsible for the grassy area between Harbour Pointe Drive and the golf course as it could use some clean up, and this is the golf course area and a PSA responsibility.

#### **FINANCIALS:**

MD presented the HOA financial report (as of July 31, 2021), which was approved.

Highlights include: Reserve balance of \$361,764. Operating account balance of \$82,386. Total bank balance of \$444,151. Year to date income of \$277,171. YTD expenses of \$196,364. Thus YTD net income is \$80,807. MD noted we are in the heavier spending time of the year.

Details prepared by MD were provided which included the Statement of Accounts and Income, Statement of Income and Expenses, Expenses by Category, the Delinquency Report and the Checkbook Ledger; all as of July 31,, 2021.

The Board approved the Financial report as presented.

#### **OLD BUSINESS:**

- Speed bump continues to be a topic as it is causing washout on one homeowner's property, so the BOD agreed to take the center section (of 3 comprising the full length speed bump) out to allow for more water flow through the middle but still requires one set of a car's wheels to cross it, and theoretically still slow down.

#### **NEW BUSINESS:**

Chip proposed the BOD approve crackfill and sealcoating of Harbour Pointe drive (the blacktop stretch before the concrete begins) with a bid of \$11,600. JM seconded the motion and it was approved. The work is slated to be completed the second week of September.

#### **WRAP UP:**

RN asked if any other issues need to be discussed before adjournment. None were raised.

#### **NEXT MEETING:**

The next HOA Board Meeting will be an in-person meeting. **The proposed date/time is Thursday September 23rd at 5:30 PM.**

MEETING ADJOURNED AT 6:21 pm.

Minutes submitted by JM